State Environmental Quality Review – SEQR
6 NYCRR Part 617
Draft Scoping Document - § 617.8
Project: Elmwood Crossing
City of Buffalo, NY
12/27/2018

Project Description: The Elmwood Crossing mixed-use redevelopment project will be located on various parcels on the east side of Elmwood Avenue, in the City of Buffalo, New York (the "Project"). The Elmwood Crossing site encompasses parcels between Utica Street and Bryant Street with the southern portion of the development located at the former site of the Women and Children's Hospital of Buffalo (the "Site"). The Project consists of the redevelopment of parcels comprising the Project Area as a mixed-use project consisting of commercial, including retail, office, health/wellness, grocery store, and a daycare; hospitality, consisting of a hotel and related spaces, and residential uses, including apartments, townhomes and condominium units (See Project Map). The Project includes the rehabilitation and adaptive reuse of the former Woman and Children's Hospital of Buffalo, and construction of new buildings. It is anticipated that the mixed-use redevelopment project will reuse more than 90% of the existing building spaces on the former Women and Children's Hospital of Buffalo campus. Site and infrastructure improvements are also included in The Project.

I. Potentially Significant Adverse Impacts

Impacts on Land

1. The Project will be constructed over an extended period of time and construction--related impacts will therefore occur over an extended period of time
2. Changes in future phases could create impacts

Impacts on Surface Water

1. Impacts to existing drainage systems and downstream infrastructure and the unique nature of the site will potentially create drainage impacts. Also issues related to erosion and sediment control could be a problem, if not properly addressed
2. The Project will be discharging into a combined sewer system and flows from storm water and wastewater may negatively impact these systems

Impacts on Transportation

1. The Project will potentially create peak hour trips of over 100 cars per hour that may impact the existing road systems
2. The Project will require adequate parking to serve the demand associated with the new development

Impacts on Human Health

1. The site will be subject to environmental remediation and the improper development of the site may create public health issues, if not properly addressed

Impacts on Land Use

Infrastructure

1. The development may cause impacts to the existing infrastructure in the area

Land use and community planning

1. The development may include components that could be perceived as being in contrast to surrounding land use patterns
2. The Project will need to be shown to be in accordance with recent community planning

Community services

1. The Project may create a demand for community services (fire, emergency services, police) that cannot be met

Consistency with Community Character/Aesthetics

1. The proposed uses may be perceived as being inconsistent with existing character of the neighborhood
2. The development will introduce new structures and site design within a well-established neighborhood which requires evaluation

Impact on Historic Resources

1. The Site is located within Elmwood Historic District East (15NR0008) and potential impacts to this resource should be evaluated

II. Extent and Quality of Information Needed

A. Documentation on Non-Significant Potential Impacts

1. Documentation of floodplains, wetlands and other ecological resources in the area
2. Location of public parks and recreation facilities
3. Energy usage and energy code issues
4. Lighting information illustrating no impacts

B. Potentially Significant Impacts

Impacts on Lands

Construction related impacts

1. Location of sensitive receptors / surrounding land uses
2. Description of Construction related impacts

Impacts on Surface Waters

1. Documentation of existing drainage/ combined sewer systems.
2. Drainage study to City and State (and remediation plan) standards documenting potential flows into the City's systems
3. Documentation from discussions/meetings with regulatory agencies

Impacts to Transportation

1. Completion of TIS including the following activities:

(1) Incorporate a site plan showing existing and proposed access points in relation to the area's transportation facilities, internal street system and parking layouts. Adjacent commercial driveways will be identified on both sides of the street.
(2) Prepare a description of the existing transportation system within the Project area including roadway widths, shoulders, speed limits, estimated actual speeds, horizontal and vertical characteristics, sight distance limitations (if any), etc.
(3) A schedule of implementation (Project phasing), a detailed description of the development (number, size, type and usage of structures, etc.) and any other information deemed pertinent to the analysis.
(4) Supplement existing traffic counts available through GBNRTC with turning movement counts to properly analyze both AM and PM peak hour traffic.
(5) Figures or tables will be prepared presenting trips generated by the Project, current trip distribution volumes, Projected trip distributions, background (i.e. non-Project related) traffic growth and combined (i.e. background plus development) traffic volumes, as well as an explanation of the rationale used in developing them. Forecast traffic volumes to build year (build year to be provided by client before future analysis is conducted).
(6) Level of Service (LOS) and Queue analysis at all intersection locations for existing, background without development, and background with development conditions for the end of each Project phase. These analyses will use actual lane designations to represent the existing and proposed conditions. Approach Peak hour Factors will be used for intersection analyses. LOS analyses for the study network will be performed using SYNCHRO modeling software. LOS analyses for the intersections will be performed using VISSIM modeling software.
(7) A copy of Level of Service computer analysis sheets and raw count data for all analyses as an appendix to the study. The raw data for intersections will include Peak Hour Factors, Heavy Vehicle percentages and Right on Red volumes for each approach of all intersections analyzed. A Peak hour factor of 0.9 will be assumed for new approaches, unless data to support another value is submitted.
(8) A crash summary/analysis will be prepared utilizing the latest three-year accident history for State and/or local accident records. If three years of accidents are unavailable and/or highway geometrics have changed within the latest available three years, a minimum of one year of accident history will be used for an accident

analysis. The analysis will include comparison to average accident rate for similar intersection and road segment types.

(9) Identify impacts and mitigation measures, if any, to mitigate the impacts of the proposed development. Complete a revised build conditions analysis with proposed mitigation and summarize LOS and Queue results.

(10) A description of existing and proposed pedestrian and bicycle access for the proposed development. Consideration should be given to sidewalk installation, designated path/lanes from the roadway to the development, and bicycle parking facilities.

(11) A discussion/analysis of Transit/Transportation Demand Management (TDM) solutions will be provided.

Impact on Human Health

1. Environmental remediation documentation will be provided
2. Plan demonstrating compliance with NYSDEC environmental remediation requirements
3. Discussion of site restrictions and any conditions of the remediation plan

Impacts on Land Use

1. Infrastructure systems in the area with capacities of systems
2. Demands being generated by proposed Project
3. Results of discussions with regulatory agencies
4. Discussion of existing zoning requirements and proposed green code requirements. Zoning analysis of plan to illustrate conformance/non-conformance with these two zoning regulations
5. Community planning documentation and discussion of the Project related to those plans
6. Description of existing land use patterns in the area
7. Description of service providers for this area of the City.
8. Potential demands for those services and their ability to provide these services

Consistency with Community Character/Aesthetics

1. Identification and analysis of proposed and surrounding uses.
2. Visualization of proposed Project and how it fits into the area.

Impacts on Historic Resources

1. Analysis of existing resources and identification
2. Visualization of design concepts as incorporated into Project

III. Mitigation Measures

Due to the nature of the Project, mitigation will be provided for those impacts that will occur no matter how the Project is constructed over the Project lifetime. Mitigations will also be presented for those scenarios where the Project exceeds specified thresholds. Potential mitigations include:

1. Limitations on the magnitude of the Project
2. Mixes of the uses on the site, and limits on the uses
3. Construction hours of operation, and construction vehicle routes
4. Additional drainage mitigations (quality/quality reductions). Location of discharge points.
5. Transportation improvements
6. Improvements to infrastructure systems
7. Layout modifications, restrictions on building types in certain areas.
8. Aesthetic improvements; landscaping, screening, buffering, building types, etc.

IV. Alternatives to be Considered

1. No action alternative
2. Alternatives considered over the planning of site. How preferred alternative was chosen
3. Future alternatives that could result, and limitations on those future alternatives

V. Establishment of thresholds

VI. Information to be provided in the Appendix

1. Concept Plan
2. Cultural Resource Screening
3. Traffic Impact Study
4. Drainage calculations
5. Other studies and reports
6. Zoning Analysis and City zoning requirements (existing and proposed)
7. Public Information meeting results
8. Documentation and correspondence

VII. Prominent Issues Raised during Scoping that will not be addressed (City to complete, if necessary)

ELLICOTT DEVELOPMENT

SINATRA & COMPANY REAL ESTATE

ELMWOOD CROSSING

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